

## **An Overview of Grant County's 2009 Annual Trending**

### **April 27, 2009**

The following steps were taken to conduct the 2008 annual trending in Grant County:

#### **Step 1: Re-Delineation of Neighborhoods**

The vast majority of neighborhoods in Grant County were completely re-examined and, where necessary, re-delineated for annual trending in 2009. This would include the creation of new neighborhoods and the combination of neighborhoods as well. This portion of trending included all property classes. Some new neighborhoods were established for new construction and/or to establish more accurate assessments.

#### **Step 2: Calculation of New Land Values**

New land values were calculated for 2008 and in only limited circumstances did sales warrant new land values for 2009. For residential property, small adjustments may have been made based on sales, but the market adjustment factor was the primary means of updating residential property values. For commercial and industrial properties, land values generally stayed consistent between January 1, 2007 and January 1, 2008. Some market areas or some use types warranted influence factors; these factors were reviewed and adjusted accordingly.

#### **Step 3: Calculation of New Residential Factors & Residential Studies**

Per 50 IAC 14, a preliminary ratio study was conducted for vacant and improved residential at the township level. This study dictated which property classes required further analysis, stratification, reassessment or calculation of a new neighborhood factor. In some instances, especially in rural areas of Grant County, the preliminary ratio study indicated that assessments were both accurate and uniform. In other neighborhoods, further review was required. This resulted in the calculation of new neighborhood factors.

With regard to rental homes, the county has assembled a detailed income and expense data base that has allowed for the calculation of market rents, expenses, capitalization rates, and gross rent multipliers. This database is the primary method of valuing all rental homes, and in some cases larger apartment complexes.

***Where appropriate neighborhoods were stratified based on similar characteristics of improvements. In townships where sales were few, 2005 and 2004 were added to increase the sample size for the improved and vacant residential tests.***

#### **Step 4: Updated Commercial & Industrial Improvement Values**

New commercial and industrial cost table updates were the starting point for updating commercial and industrial improvement values. The county also changed the year of depreciation from 1999 to 2007. The Nexus Group Construction Cost Index (NCCI<sup>sm</sup>) was used to update these cost tables. In addition to the small percentage changes across all use and wall

types, some uses were re-examined as a whole (ex. golf courses, nursing homes, mobile home parks, etc.) often resulting in sizeable percentage changes. On average, gross costs increased approximately 7% between 2005 and 2007. However, adjustments above and below this average was applied for specific use types where more detailed construction costs were available. These detailed construction cost models have been constructed by Nexus Group and applied uniformly by property class based on specific usage, wall type and other characteristics.

In addition to updating the cost tables, sales, income, and appraisal data was used to update commercial and industrial improvement values. In cases where these methods produced widely divergent values, the most appropriate valuation method was used for the specific property class. When comparable non-sold properties were identified and values from sales and/or income justified changes, the non-sold property was likewise adjusted. Income data collected from the field and through the appeals process was also used by property class or for specific, unique properties. In some specified cases where little or no comparable property existed within the township or county, this comparison process extended beyond the county borders so as to identify the most appropriate comparisons and valuations.

***For improved residential property, in most townships, it was determined to get an adequate sample size sales for 2007 and 2008 were used. In some townships 2006 and 2005 sales had to be used to get an adequate sample size.***

***For vacant residential to obtain an adequate sample size sales for 2008, 2007, 2006, and 2005 were used. This varied by township, where possible 2008 and 2007 sales were only used.***

***For Vacant and Improved Commercial sales for 2006 through 2008 were used to obtain adequate sample size.***

***Sales from 2005, 2006, 2007 and 2008 were used to obtain an adequate sample size for Vacant Industrial properties.***

***Sales for 2002 to 2008 were used to obtain a sample for Improved Industrial.***

**Multi-Parcels sales are noted with comments in their respective cells.**